



# AGENDA

## Planning Commissioners

Jim Irving, 1<sup>st</sup> District  
Ken Topping, 2<sup>nd</sup> District  
Eric Meyer, 3<sup>rd</sup> District  
Jim Harrison, 4<sup>th</sup> District  
Don Campbell, 5<sup>th</sup> District

**MEETING DATE:** Thursday, July 14, 2016

### **MEETING LOCATION AND SCHEDULE**

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.*

### **ROLL CALL**

### **FLAG SALUTE**

### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

### **PLANNING STAFF UPDATES**

2. This is the time set for Planning Staff updates.

### **CONSENT AGENDA:**

3. GENERAL PLAN CONFORMITY REPORT – the Planning Director has issued the following General Plan conformity report. This is a notice of a completed conformity report to the Planning Commission as required by Section B, Chapter 7 of Framework for Planning, Part 1 of the county Land Use Element, and is being provided for public information only. No action need be taken by the Planning Commission except to Receive and File the report. The decision to issue a General Plan conformity report is solely at the discretion of the Planning Director, although appeals of the Planning Director's determination may be made in accordance with the provisions of the Land Use Ordinance.

Determination of conformity with the County General Plan for a request by the **COUNTY OF SAN LUIS OBISPO PARKS AND RECREATION DEPARTMENT** to accept a trail easement (1.4 miles long) for a future segment of the Chorro Valley Trail. This future 12 mile trail will connect the cities of San Luis Obispo to Morro Bay near Highway 1. This will be the first easement offered for this

trail and it is 1.4 miles long by 25 feet wide. The trail is located on a portion of Camp San Luis Obispo's property, adjacent to Highway 1, adjacent to El Chorro Park and the California Mens Colony. The project is located in the Public Facilities land use category and is in the San Luis Obispo Planning Area of the San Luis Obispo Sub Area North area. This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination. Any subsequent land use permit application, however, would require an environmental determination.

**County File Number: DTM2015-00009**

Supervisor District: 2

**Project Manager: Holly Phipps**

APN(s): 073-231-005 & 073-331-032

Date Accepted: N/A

**Recommendation: Receive and File**

4. Determination of conformity with the County General Plan for a request by the **COUNTY OF SAN LUIS OBISPO CENTRAL SERVICES DEPARTMENT** for the proposed surplus and sale of County-owned real property (1 parcel) located at 1027 El Morro Avenue. The parcel is located within the Residential Single-Family land use category and within the community of Los Osos in the Estero Planning Area, Coastal Zone Planning Area. This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination. Any subsequent land use permit application, however, would require an environmental determination.

**County File Number: DTM2015-00010**

Supervisorial District: 2

**Project Manager: Holly Phipps**

Assessor Parcel Number: 038-292-006

Date Accepted: N/A

**Recommendation: Receive and File**

#### **HEARINGS: (Advertised for 9:00 a.m.)**

5. The continuance request by the **COUNTY OF SAN LUIS OBISPO** to amend Title 21 and 22 of the County Code, to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. The requested modifications include: 1) an amendment of Title 22 to add new section 22.30.477 – Residential – Workforce Housing Subdivision, 2) an amendment of Title 22 to section 22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category, 3) an amendment of Title 22 to section 22.10.130 – Residential Density, 4) an amendment of Title 22 to section 22.06.030 – Table 2-2, 5) an amendment of Title 22 to add new subsection G.7 to section 22.12.080 – Inclusionary Housing, 6) an amendment of Title 22 to subsection H of section 22.12.080 – Inclusionary Housing – Table 2-2, 7) an amendment of Title 22 to add new subsection E to section 22.12.020 – Applicability, 8) an amendment to Title 22 to Chapter 22.80 – Definitions, and 9) an amendment of Title 21 to section 21.03.020 – Adjustments. The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, and Salinas Sub-Areas of the North County Planning Area, the San Luis Bay Inland Sub Area North and San Luis Obispo Sub Area North of the San Luis Obispo Planning Area, and the San Luis Bay Inland Sub Area South, San Luis Obispo Sub Area South, and South County Sub Area of the South County Inland Planning Area).

**County File Number: LRP2014-00018**

Supervisorial Districts: 1 and 3

**Project Manager: Brian Pedrotti**

Assessor Parcel Number: N/A

Date Accepted: N/A

**Recommendation: Approval**

6. The continuance request by **GREG BONE** for a Conditional Use Permit (DRC2013-00096) to authorize a public tasting area (94 sf for olive oil tasting), a 998 sf restaurant (limited food service facility), and a 30 sf area for retail sales (permanent farm stand), to be located within an existing 3,445 sf permitted olive oil processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom. The applicant is requesting modifications to ordinance standards to allow adjustments to the required setbacks, increase the limits of

restaurant/limited food service facility use area, and to operate a restaurant/limited food service facility beyond tasting room hours. The project may result in approximately 5,340 sf of site disturbance for access improvements. The applicant is not proposing any Temporary events. The project is located within the Agriculture land use category and is located on the south side of Kiler Canyon Road, approximately 1.35 miles west of the City of Paso Robles (at 1111 Kiler Canyon Road), in the North County planning area, Salinas River sub area. Also to be considered is the approval of the Mitigated Negative Declaration issued on January 6, 2016.

**County File Number: DRC2013-00096**

Supervisory District: 1

**Project Manager: Holly Phipps**

APN(S): 018-271-021 & 022

Date Accepted: December 14, 2014

**Recommendation: Approval**

7. The continuance request by **STEVE CASS (CASS WINERY)** for a Conditional Use Permit (DRC2015-00038) to allow the expansion of a previously approved winery and related visitor-serving uses including: a) construction of a new 13,279 square-foot (sf) barrel storage and administration building with an approximately 6,327 sf covered patio area and 6,800 sf of ornamental landscaping; b) construction of a new 4,128 sf eight room bed and breakfast inn; c) improvement of an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Geneseo Road; d) increase in the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each; e) use of an existing 1,760 sf commercial kitchen and seating area as a limited food serving facility (restaurant); and e) increase in annual wine production from 5,000 cases to up to 20,000 cases. The applicant is requesting modifications to ordinance standards to allow: an increase in the allowable square footage of a proposed restaurant in the Agriculture land use category from 800 to 1,760 sf, and increase in the maximum distance between a bed and breakfast inn and an existing visitor serving use from 100 feet to 144 feet. The proposed project will result in approximately 5 acres of site disturbance on a 273 acre parcel in the Agriculture land use category. The proposed project is located at 7350 Linne Road, at the northwest corner of Linne Road and Geneseo Road, approximately 4.13 miles east of the City of Paso Robles. The site is in the El Pomar-Estrella sub-area of the North County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 28, 2016 for this project. Mitigation measures are proposed to address air quality, geology and soils, hazards, public services, water/hydrology, and land use, and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). This item was continued from the June 9, 2016 Planning Commission hearing.

**County File Number: DRC2015-00038**

Supervisory District: 5

**Recommendation: Approval**

Assessor Parcel Number: 035-032-018

Date accepted: January 6, 2016

**Project Manager: Airlin M. Singewald**

8. A request by **WHITE WATER PROPERTIES, LLC** for a Development Plan/Coastal Development Permit (DRC2015-00118) to allow the remodel of the White Water Inn and Windrush Motel. Alterations to the White Water Inn includes the remodel of the existing lobby and onsite residence into (1) motel unit and a new lobby. Alterations to the Windrush Motel include the remodel of the onsite residence, (2) motel units, and existing art gallery into (5) motel units with private patios. No additional square-footage is proposed for the White Water Inn; 360 square-feet of room addition and 1,577 square-feet of pervious patio/deck area are proposed for the Windrush Motel. The project will result in the permanent disturbance of approximately 2,000 square-feet of a

41,600 square-foot site. The project is located in the Recreation land use category at 6820 and 6790 Moonstone Beach Drive, approximately 0.5 miles southeast of the Moonstone Beach Drive and Highway 1 intersection, in the community of Cambria. The site is located in the North Coast Area Plan.

**County File Number: DRC2015-00118**  
Supervisory District: 2  
**Project Manager: Brandi Cummings**

APN(s): 022-371-003, -004  
Date Accepted: May 12, 2016  
**Recommendation: Approval**

9. A request by **PACIFIC CAMBRIA, INC.** for a Development Plan / Coastal Development Permit (DRC2015-00096) to allow temporary events, the Cambria Christmas Market, to occur Wednesday through Sunday (and all of Christmas week) from 5 pm to 9 pm each evening for four weeks beginning the last Friday in November. The market would include temporary lighting, seasonal displays, and concession stands. Twenty-six temporary booths would be constructed for the event, and would be dismantled and removed at the conclusion of the event. The market would be located within the interior of the Cambria Pines Lodge grounds and at the adjacent Cambria Nursery. The applicant is requesting a waiver of the Coastal Zone Land Use Ordinance requirement for temporary events to be setback at least 1,000 feet from a Residential Single Family land use category. The proposed project is within the Recreation and Residential Suburban land use categories and is located at 2905 Burton Drive in the community of Cambria. The site is in the North Coast planning area. Also to be considered at the hearing is approval of the environmental determination for the item. A Class 3, 4, and 11 Categorical Exemption was issued for this project.

**County File Number: DRC2015-00096**  
Supervisory District: 2  
**Project Manager: Airlin M. Singewald**

APN(s): 023-431-003 & 013-151-035  
Date Accepted: May 26, 2016  
**Recommendation: Approval**

10. A request by **BRUCE & LINDA GRUMMER** for a Minor Use Permit / Coastal Development Permit (DRC2015-00085) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Single-Family land use category and is located at 2765 Crockett Circle, approximately 370 feet southeast of Austin Court, in the community of Los Osos. The site is in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

**County File Number: DRC2015-00085**  
Supervisory District: 2  
**Project Manager: Cody Scheel**

Assessor Parcel Number: 074-454-013  
Date Accepted: March 3, 2016  
**Recommendation: Approval**

## **COMMISSION BUSINESS**

11. The purpose of a study session is to provide information to the Planning Commission. No deliberations will occur and no decisions will be made by the Planning Commission at a study session. Public comment at a study session is at the discretion of the Planning Commission.

## **ADJOURNMENT**

ESTIMATED TIME OF ADJOURNMENT: 5:00 PM

RAMONA HEDGES, SECRETARY  
COUNTY PLANNING COMMISSION

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

## **RULES FOR PRESENTING TESTIMONY**

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to [RHedges@co.slo.ca.us](mailto:RHedges@co.slo.ca.us). Do not include personal information such as address and telephone numbers.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request.

**COPIES OF VIDEO, CD:** You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

## **ON THE INTERNET**

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.